

GROUND FLOOR



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Kurtis Property are pleased to present this ground floor one bedroom purpose built flat being sold with no onward chain located directly adjacent to Barley Lane. Boasting allocated parking, an open plan lounge/kitchen, bathroom, bedroom and balcony. Conveniently located within close proximity to local amenities, transport links (Goodmayes Elizabeth Line) and minutes from King George Hospital.

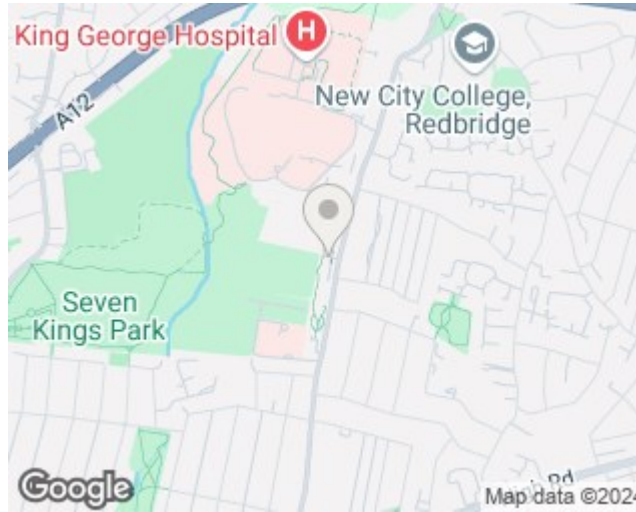
Viewings are advised to avoid disappointment.

EPC Rating: C  
Council Tax Band: B

**PUBLIC NOTICE:** Kurtis Property are now in receipt of an offer for the sum of £190,000 for 10 Lorenzo House, Medici Close, IG3 8FF. Anyone wishing to place an offer on this property should contact Kurtis Property on 020 8530 9779 before exchange of contracts.

**Lounge/Kitchen**

7.48 max x 3.14 max narrowing to 2.19 (24'6" max x 10'3" max narrowing to 7'2")



**Bedroom**  
3.0 x 2.19 (9'10" x 7'2")

**Bathroom**  
2.10 x 1.72 (6'10" x 5'7")

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		77	77
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

- ONE DOUBLE BEDROOM GROUND FLOOR FLAT
- CLOSE TO GOODMAYES ELIZABETH LINE
- BALCONY
- ALLOCATED PARKING
- CHAIN FREE!!!
- EPC RATING C
- COUNCIL TAX BAND B
- CLOSE TO LOCAL SCHOOLS & AMENITIES
- CLOSE TO KING GEORGES HOSPITAL
- SECURE ENTRY SYSTEM